



City of Tualatin

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OFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF March 21, 2013

TPC MEMBERS PRESENT:

Alan Aplin
Jeff DeHaan
Cameron Grile
Mike Riley
Bill Beers

STAFF PRESENT:

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPAC MEMBER ABSENT: Steve Klingerman, Nic Herriges

GUESTS: Alice Rouyer, Assistant City Manager

1. CALL TO ORDER AND ROLL CALL:

Chair Riley called the meeting to order at 6:39 pm. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Riley asked for review and approval of the February 21, 2013 TPC minutes. Mr. DeHaan noted his comments about Tualatin Tomorrow and stated the minutes are acceptable as is. MOTION by Aplin SECONDED by Riley to approve the February 21, 2013 minutes. MOTION PASSED 5-0.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None.

4. SPECIAL ITEMS:

A. Introduction to CIO Land Use Chairs

Before the meeting commenced, the Planning Commission members were introduced to the CIO Land Use Chairs.

5. ACTION ITEMS:

A. 2012 Annual Report of the Tualatin Planning Commission

Ms. Hurd-Ravich presented the corrected 2012 Annual Report and stated it reflects the comments the Commission Members made last month. Mr. DeHaan commented that the changes read very well. MOTION by Dehaan, SECONDED by Beers to approve the

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

2012 Annual Report of the Tualatin Planning Commission. MOTION PASSED 5-0.

6. **COMMUNICATION FROM CITY STAFF**

A. Basalt Creek Transportation Planning/SW 124th Avenue Alignment

Ms. Hurd-Ravich discussed the Basalt Creek Transportation Planning/SW 124th Alignment, which included a PowerPoint presentation. Ms. Hurd-Ravich reported to the Commission members that the City Council voted to approve the east-west conceptual roadway alignment, as well as the other necessary improvements to existing roads in the area. On December 11, the Policy Advisory Group unanimously recommended the Basalt Creek Refinement plan, including the new east-west conceptual roadway alignment between Grahams Ferry Road and Boones Ferry Road. The Policy Advisory group is comprised of two elected officials from each of the cities and county, one elected official from Metro, one senior staff member from Metro, and one senior staff member from ODOT.

Ms. Hurd-Ravich stated that at the open house last evening, option 4 was presented as the best option. It has the lowest cost, preserves developable land, and preserves the access ways to Knife River, an active quarry.

Ms. Hurd-Ravich continued discussing the Options Evaluation Matrix handout which detailed the four options and the scores involved. Washington County has funding to build the rural section from Tualatin-Sherwood Road to Grahams Ferry. The bridge will be constructed to the full five lane cross section.

The next steps for Basalt Creek are to bring an Intergovernmental Agreement to City Council to approve the Basalt Creek Transportation Refinement Plan. In spring, 2013, the City Council will also review the alternative alignments regarding the SW 124th Avenue Extension and Washington County will select an alignment with input from the community. Their goal is to begin construction in 2015. Mr. DeHaan asked if there are any projections regarding when it will connect with I-5. Ms. Hurd-Ravich responded that the long term vision for the I-5 connection will be in the year 2025 and beyond. She added that once the road portion is completed, Tualatin and Wilsonville will go into the land use concept planning phase.

B. Linking Tualatin Phase II: Broad Concepts and Next Steps

Cindy Hahn, Associate Planner, updated the Planning Commission on the Linking Tualatin project which included a PowerPoint presentation. Ms. Hahn acknowledged that the last time she spoke with the group was December 4th, when the Planning Commission was presented with the two phases for moving the Linking Tualatin project forward: Phase I: Transportation Project Implementation, and Phase II: Land Use Implementation. Phase I was completed in December 2012 with incorporation of the Southwest Corridor Plan message developed by the Transportation Task Force, Planning Commission, and the Tualatin Parks Advisory Committee (TPARK) into the

Linking Tualatin Plan. We are currently in Phase II. In this phase they are refining the transit ready place recommendations, conducting property owner and business outreach, participating in the Job Access Mobility Institute, and continue to integrate components of the SW Corridor Plan into the Linking Tualatin plan.

Ms. Hahn stated the broad concepts can be grouped into two categories: Land use code changes and Land use public investments. Land use code changes include mixed-use office, personal services, business employment and institutional. Land use public investments include community space/open space, parking structures, park-and-ride, local street connections, and parkway treatment. Broad concepts generally are recommended to:

- Create a higher concentration of jobs in the transit ready places to make them more attractive to transit service
- Provide a mixture of uses within employment districts to encourage commuters to travel to work by transit, and
- Improve pedestrian accessibility and comfort related to transit use.

Ms. Hahn continued to discuss the slides which included maps of the different areas. Mr. Beers asked what the northern community space was on the Land Use Public Investment slide. Ms. Hahn responded that it was the RV Park, zoned CR, Commercial Recreation, which would be a good location for a park in the future. Ms. Hurd-Ravich added that it would be a good location for mixed use. Mr. Riley inquired as to how much land this consisted of. Ms. Hurd-Ravich responded it was approximately 10 acres, total.

Ms. Hahn noted that last week, there were several meetings to discuss Linking Tualatin. These were conducted during the lunch hour and evening and were fairly well attended. The first lunch had approximately 10 attendees consisting of mostly property owners whose main concern was access. The owner of Powin, who owns several of the properties, also attended. Tuesday evening comprised of representatives from the Job Access Mobility Institute and the Chamber of Commerce. Follow-up will include contacting the owners and sending out flyers to the CIO's. Mr. Riley mentioned that it would be helpful to include streets on the CIO map. Ms. Hahn responded that an aerial view may also be helpful.

The next steps include going back to City Council in April to discuss the outreach. In June, a final Linking Tualatin Plan will be prepared and will be presented to TPARK, Planning Commission and City Council. Mr. Aplin inquired about the overall progress of the Metro tracking. Ms. Hahn responded that they are now in the process of five alternatives they're evaluating of light rail and bus rapid transit. There will be a community forum in May where everyone will have a chance to see the project alternatives and make comments. Mr. Riley asked when this process will begin to generate agenda items and projects. Ms. Hahn responded that with Linking Tualatin, these will be a recommendation in May or June. There will be an Intergovernmental agreement with all partners in September. Ms. Rouyer added that we will have two options coming out of this process, rapid transit and light rail. The concern at this time is

that money is short and light rail is expensive. There is a push by Trimet and ODOT to consider rapid transit and it will be evaluated in the next phase of this process. There will then be a refinement phase and eventually an environmental impact statement, which will result in final engineering. A lot of financial decisions have to be made between all the partners involved. Ms. Royer acknowledged that we have generated a great deal of interest from Trimet to improve service in Tualatin and they are to begin a service study this summer.

C. Water Master Plan Update. Acceptance by Council and Proposed Implementing Amendment (PTA-13-01)

Ms. Hurd-Ravich gave the Commission members an update on the Water Master Plan. City Council unanimously accepted the project on March 11 and it will be implemented in the Tualatin Development Code. On April 18, the Commission members will see an action item to review and make a recommendation on PTA-13-01. On May 13, this will go to City Council. Mr. Riley asked if the content has changed since they saw this last. Ms. Hurd-Ravich responded that it has remained the same. Mr. Riley inquired if there was a projected budget associated to this. Ms. Rouyer responded that the consultants try to project what the investment need will be in the next 10-20 years. Attached to this master plan recommendation is a projection of the need for a 4.25 percent water rate annual increase for the next 10 years.

7. FUTURE ACTION ITEMS

Ms. Hurd-Ravich announced that she will not be able to attend the next TPC meeting. Will Harper, Senior Planner, will be filling in. She also announced that Mr. Harper will be retiring in mid-July.

8. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

Mr. Riley asked the Commissioners if they have anything they wanted to discuss. Mr. DeHaan inquired about the house that is for sale next to the railroad tracks, near the Police Station. He thought it would be advantageous for the City to purchase this for future development in the downtown area. Ms. Rouyer commented that the City is aware of the sale and generally assessed that the land is not needed at this time.

Mr. Beers asked if the Tonquin Industrial Group filed an appeal to the Transportation System Plan. Ms. Hurd-Ravich responded that they did. The City now has 21 days to compile the records, and then there will be a review. Early June is the approximate time for the hearing.

Mr. Beers asked if any of the Commission members were in attendance at the Nyberg Rivers meeting. Mr. Riley responded that he was in attendance and stated that at the open house, there were renderings of what the development will look like, including traffic studies. The developer also mentioned that they are working on acquiring Cabellas as a tenant. Mr. Beers inquired if the buildings in the parking lot are going to

be rebuilt and pushed out to the perimeter. Mr. Riley responded that they are scheduled to be rebuilt. Ms. Hurd-Ravich responded to a comment indicating that LA Fitness has been inquiring about the one story office space location towards the rear of the site. Mr. Riley added that the people in attendance were raising the issue about extending the trail next to the river. Mr. Aplin commented and Ms. Rouyer added that the Council does appreciate comments and it's important for the Commission members to get involved. Mr. DeHaan asked if an architectural review will follow the master plan. Ms. Rouyer responded affirmatively. Ms. Hurd-Ravich added that they will also be applying for a Conditional Use Permit since the property is located in two zones. Mr. Beers asked if there are plans to remove City Hall. Ms. Rouyer responded that it's been in the Urban Renewal Plan and TSP for a long time to extend Seneca Street. If Seneca does not go through, the traffic situation will become unsafe. Ms. Rouyer continued that a work session is scheduled for Monday, March 25th, regarding this topic.

9. ADJOURNMENT

MOTION BY Beers SECONDED by Riley to adjourn the meeting at 7:56 pm. MOTION PASSED 5-0.

_____ Lynette Sanford, Office Coordinator